

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Putt
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Richard L. Neal
4915 Monona Circle
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOURTEEN THOUSAND DOLLARS & 00/100 (\$14,000.00) and the assumption of existing first mortgage to Collateral Investment Company, recorded in Real Volume 378, Page 342 and transferred and assigned to Federal National Mortgage Association, by instrument recorded in Misc. Book 26, Page 679; and a second mortgage to Manufacturers Hanover Financial Services of Alabama, Inc., recorded in Mortgage Book 437, Page 442, in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. DAN TAYLOR and DIANNE S. TAYLOR, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto RICHARD L. NEAL and GLENDA D. NEAL (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 11, in Block 1, according to the Map of Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

BOOK 356 PAGE 437

Subject to easements, restrictions and rights of way of record and mortgage recorded in Volume 378, Page 342 and transferred and assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 26, Page 679; and mortgage to Manufacturers Hanover Financial Services of Alabama, Inc., recorded in Mortgage Book 437, Page 442, in the Probate Office of Shelby County, Alabama, which the grantees herein as part of the consideration assumes and agrees to pay on the terms and in the manner therein specified.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of June, 1984.

STATE OF ALABAMA SHELBY CO.

J. DAN TAYLOR
DIANNE S. TAYLOR

1984 JUN 12 AM 11:42

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that J. DAN TAYLOR and DIANNE S. TAYLOR whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being

informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 1984.

My Commission Expires: Dec. 14, 1987

Cornelia Buxton Morgan
NOTARY PUBLIC

STATE OF MA. SHERIFF CO.
I CERTIFY THIS
INSTRUMENT IS
1984 JUN 12 AM 11:42

Chad Tax 14.00
Rec 3.00
Rec 1.00
Field 18.00